

MINUTES
UTILITIES BOARD MEETING
EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MARCH 9, 2023
6:00 PM

Board Members Present: Chair Lorna Larsen, Leonard McCosh, Dale Nicholls, Chad Parry

Board Members Excused: Council Liaison Alma Lund, Kelly Larsen

Staff Present: Public Works Director Jeff Jensen, Secretary Esmeralda Salas, City Planner Sean Lewis, City Engineer Bryan Kimball

Others Appearing: Steve Butterfield

CALL TO ORDER

The Ephraim Utility Board convened on Thursday, March 9, 2023, in the Ephraim City Council Room. Utilities Board Chair Lorna Larsen called the meeting to order at 6:00 p.m.

I. MOTION AGENDA

A. APPROVAL OF MINUTES

The Board reviewed the minutes of the February 09, 2023 Utilities Board Meeting.

Board Member McCosh moved to approve the February 09, 2023, Utilities Board Meeting Minutes as presented. The motion was seconded by Board Member Nicholls. The vote was unanimous. The motion carried.

B. WASTEWATER PERMIT APPROVAL (SEPTIC TANK APPROVAL REQUEST)

Steve Butterfield appeared before the board requesting approval to install a septic system to process wastewater for a single-family home, he is proposing to build on Parcel S-905x1 on 920 E, rather than connecting the home to the City's sewer system. The Planning and Zoning department has reviewed the application that Mr. Butterfield submitted for new construction. City Code requires that all residences connect to the City's sewer system if within 300 Feet. There is no City sewer line along 920 E where this property fronts. To connect to the City's sewer system, the applicant would need to either:

1. Extend the line from the south by approximately 450 feet (this would require a private utility easement granted by property owners to the south and may not be possible due to elevation differences)

2. Connect to the existing line on 820 E. which is approximately 435 feet to the west of the proposed site of the future home (this would require a private utility easement granted by property owners to the west)
3. Connect to an existing line to the north that is located approximately 190 feet from the edge of the property of the proposed home (this would also require a utility easement granted by private property owners to the north)

The existing sewer line described in option three above was installed by Ben Gordon to serve five adjacent lots and is located within a proposed public utility easement that has not yet been officially recorded by deed as an easement nor officially accepted as a public utility easement by Ephraim City. Mr. Gordon has requested that the applicant pay an amount to secure the private easement and reimburse Mr. Gordon for a portion of the installation costs of the infrastructure. The applicant stated that multiple attempts have been made on his part to speak with Mr. Gordon and reach an agreement regarding the terms of allowing him to connect to the sewer line described in option three above. Mr. Gordon and the applicant have both indicated to City Staff that they have not been able to reach an agreement regarding the terms to allow the applicant to connect to the sewer line installed by Mr. Gordon. As a result, the applicant has decided to utilize a septic tank system on the property and seek approval from the City.

Findings supporting the motion made:

- Concern about wastewater seepage into culinary water well areas
- Proximity to existing available sewer lines and other existing septic tanks
- Proximity of the leach field to existing ground water and recharge areas of the aquifer

Board Member Parry moved to recommend to council that approval to install a septic system not be granted to the applicant. The motion was seconded by Board Member McCosh. The vote was unanimous. The motion carried.

C. OUTSIDE CITY SEWER CONNECTIONS ORDINANCE REVIEW

An updated draft of the proposed sewer ordinance was reviewed. Additional changes were suggested. A new draft will be reviewed at the next Utility Board meeting.

II. BOARD MEMBER REPORTS

Lorna Larsen

Terms – Board Member McCosh and Board Member Nicholls were asked if they would like to remain on the board. Both members accepted to stay on the board.

III. STAFF MEMBER REPORTS

Jeff Jensen, Public Works Director

New Well – The project is advancing well. The foundation walls are up, and the lines are out. Waiting on putting in a separate artesian drain that will go outside the well house and have a backflow device. When that is done, they will put in the floor. They will begin with a connection on 700 N.

ADJOURNMENT

There being no further business to come before the Utilities Board for consideration, Board Member McCosh moved the Regular Utility Board Meeting adjourn at 7:43 p.m. The motion was seconded by Board Member Parry. The vote was unanimous. The motion carried.

The next regular Utilities Board meeting is scheduled to be held on April 13, 2023, starting at 6:00 p.m. in the Ephraim City board room.

MINUTES APPROVED:


Lorna Larsen, Chair

9-14-2023
Date

ATTEST:


Esmeralda Salas, Secretary

9/14/23
Date